

Construction of State Office Buildings, State Police and Correctional Facilities

In April 1981, the Authority submitted its first group of project reports describing five proposed building facilities to the Commission on Capital Budgeting and Planning. Those project reports were the results of a two-year planning program by the State. The five buildings were proposed as replacements for substandard and overcrowded rented space presently used by the State. By consolidating office space, the State expected lower energy consumption, improved public access and increased productivity.

The facilities proposed in those initial project reports, all of which are now complete and fully occupied, are:

Environmental Protection Building ***Project Cost: \$50,721,808***

The Environmental Protection Building is located on 3.6 acres in Trenton on East State Street, across from the Federal Court and Office Building and near City Hall. This building provides approximately 400,000 square feet of office space and accommodates approximately 2,000 employees. The completion of this building permitted the consolidation of Department of Environmental Protection employees located in 15 separate office locations.



Mary Roebling Building ***Project Cost: \$50,879,841***

The Mary Roebling Building is located in Trenton on a .75 acre site on West State and North Warren Streets. The building provides approximately 300,000 square feet of space and accommodates approximately 1,500 employees. The building is occupied by the Department of Banking and Insurance, Commerce and Economic Development, the Commission on Higher Education and the Bureau of Risk Management.



Community Affairs Building***Project Cost: \$29,464,376***

The Community Affairs Building is located in Trenton on a .75 acre site on South Broad and Front Streets. The building of approximately 160,000 square feet accommodates approximately 900 employees. The building is occupied by the Department of Community Affairs and permitted the consolidation of employees previously occupying seven separate office locations.

***Department of Transportation Annex******Project Cost: \$35,148,027***

The Department of Transportation Annex is located in Ewing Township on a two acre site immediately to the rear of the Department's headquarters building on Parkway Avenue. The Annex provides approximately 270,000 square feet of space and accommodates an estimated 1,400 employees of the Department, permitting consolidation of employees across 14 locations in the Trenton area and eliminating overcrowding in the headquarters building.

***Pest Control Laboratory******Project Cost: \$4,887,050***

The one-story laboratory building is located on a 5.2 acre site in Ewing Township on State Police Road, near the State Police headquarters. This facility provides approximately 22,000 square feet and includes laboratories and a greenhouse to breed beneficial insect parasites as an alternative to chemical pesticides in controlling harmful insects. The laboratory building replaced previously rented space in Trenton.



Bank Street Garage
Project Cost: \$9,000,000

Due to lower than projected contract prices, the Construction Fund for the initial projects had a residual balance. At the option of the State, \$9 million of this surplus was transferred to a Construction Fund account for a multi-story structural parking garage in Trenton to service State employees in the State capital area. The six-level garage accommodates approximately 1,000 vehicles.



South Woods State Prison, Bridgeton
Project Cost: \$234,490,427

In June 1993, the Legislature authorized the Authority to proceed with financing and constructing several new projects. Among these projects was the construction of a medium security state prison in Bridgeton, New Jersey. Situated on an 85-acre site at South Burlington Road and Andrews Avenue, South Woods State Prison is a 3,000 bed prison with administrative, technical and vocational support units. The facility has minimum and medium security, with modern security design features. This project is the single largest construction project that the State has ever orchestrated. The design/build contracting method was used in order to expedite the design and construction process. The project was brought in \$29.5 million under budget. This major project was completed in a timely manner, with only minor weather related time extensions to the schedule.



South Woods State Prison, continued



Also in Bridgeton, construction was completed on a new regional diesel fueling station on a 3.3-acre site directly across the street from the new South Woods State Prison. This station was funded out of the budget surplus of the prison. In February 1999 the construction contract was awarded \$100,000 below the design estimate. Construction was completed in September 1999 and the station was opened for business on November 30, 1999. In June 2000 a Memorandum of Understanding relating to the operation and maintenance of the new facility was signed between the Department of Corrections and the Treasury Department. Closeout activities were completed in August 2000.

Division of Revenue/State Police Facility

In February 1999 planning began on a new facility to house the Department of Treasury's Division of Revenue and a State Police Troop C headquarters, which would include a road station, communications center, firing range and refueling station. The main facility was to be a pre-engineered metal building with all site work and surface parking. A location was selected in Hamilton Township and land acquisition negotiations began. In anticipation of acquiring the land, a design consultant-architect and construction management firm were engaged and several bid packages were awarded for the Revenue facility.

In February 2000 the purchase of the land for the facility was completed. Construction for the Revenue facility was initiated for site work, exterior and interior masonry work, and the pre-engineered building was scheduled for delivery in April 2000.

On April 28, 2000 Governor Whitman directed that the work on the Revenue project be halted and the facility be relocated to Trenton. All construction contracts and the construction management contract were terminated for convenience. The architect was retained to provide assistance in the redesign of the project as described below.

State Police Technology/Multi-Purpose Building and Troop C Headquarters ***Project Cost: \$83,500,000***

After exploration of all the issues related to siting, budgeting and scheduling, a revised Project Report was developed and submitted to the Building Authority Board in July 2000. The Project Report requested that the Division of Revenue facility now be utilized as a new Multi-Purpose facility to house State Police functions. The Multi-Purpose facility consists of approximately 195,000 square feet. Included in the facility will be offices for the Information Technology Bureau, Records and Identification Section, various investigative units, forensic laboratory space and common facilities. The Troop C Headquarters of approximately 66,000 square feet would remain essentially as originally planned but would include an additional 15,000 square feet to consolidate the communications services of the Division of State Police and the Departments of Transportation and Environmental Protection into this joint-use facility. The site elements in the Troop C project include parking, an enclosed firing range, fueling station, emergency generator, heliport, communications tower and access to the State's highway system for Police activities. The Project Report was approved by the NJBA Board, the Capital Planning Commission and the Legislature in July, August and December 2000 respectively.

State Police Technology/Multi-Purpose Building and Troop C Headquarters, continued

Technology/Multi-Purpose Building

Three of the original contracts for the initial construction of the Revenue facility were re-started in September 2000. The building has been erected and is enclosed. Masonry and roof work is substantially complete. Underground plumbing work within the footprint of the building is underway with concrete slab work to be completed by mid-December, 2001. The NJBA negotiated the redesign of the interiors of the multi-purpose building with the architect hired for the original Revenue facility who completed the redesign of the interiors in December 2001. The remaining interior fit-out work for the building was advertised for bid in late March 2002, and awarded in April 2002. Completion of the multi-purpose building is scheduled for mid-2003.

Status as December 31, 2002

All corridor wall construction has been completed, including interior sheetrock installation and construction of masonry walls. Installation of window curtain walls and storefronts are almost finished in the east elevation and ballistic window wall systems are near completion in the west elevation. Installation of overhead MEP systems in the north corridor is almost finished. Electrical and plumbing systems installations are proceeding. Curbs and pads have been poured to accept mechanical systems in Areas A and F and the floor mounted HVAC equipment has been placed in the five mechanical equipment rooms. Telecommunications requirements are proceeding.



State Police Technology/Multi-Purpose Building and Troop C Headquarters, continued***Troop C Headquarters***

The design of the Troop C Headquarters was completed in spring 2001. Bids were received in late July 2001 and the project was awarded in October 2001. Construction is scheduled to be completed in May 2003.

Status as December 31, 2002

Interior sheetrock installation and painting is almost complete and installation of flooring materials, hardware and miscellaneous finish items are proceeding. Window curtain walls and storefront doors have been installed and mechanical, electrical and plumbing rough-in operations are complete. The boiler was tested and turned on and the gas meter is in place. The main electrical service was switched over by PSE&G and the firing range is scheduled for permanent power by the end of January 2003. The bullet recovery system is installed in the firing range and the baffle system is also in place. Curbs have been poured and sidewalks installed by the main entrance and around the building. Preliminary asphalt has been installed around all elevations of the building.



**New Jersey State Police
Emergency Operations Center
Project Cost: \$26,791,806**

The objective of this project is to improve services during times of emergency. The New Jersey State Police (NJSP) have identified a need for a new facility to accommodate the Emergency Management Section (EMS) and the Emergency Operations Center (EOC). The EMS is responsible for planning, training and development of emergency procedures within the State. The EOC is the State's command post for assessment, decision-making and communications during times of emergency activation. The present facilities are inadequate to support the operational needs of these two functions.

The proposed facility consists of a 47,500 square foot, two-story building and 120-car parking and service area. The building will include: an auditorium style support room which will accommodate 150 people for activation and training use; an executive room which will house Governor's Office staff and other key officials; a medical room; and space for FEMA, nuclear power, and public utility representatives for use during emergencies.

Technology will include an uninterruptible power source, separate electrical service power feeds, special grounding techniques and state-of-the-art communication and data feeds which will allow media equipment to be plugged-in while remaining outside the building.

The new facility will be located in Ewing Township and access to the site will be controlled.

Status at December 31, 2002

Design development drawings and project manuals were submitted to the NJBA and NJSP in December 2002 for review and comment. Site plans, floor plans and exterior elevations have been finalized. Project code requirements and cost estimate are under review and the construction documents phase of the project will begin in January 2003.

